

05/19/09

Mr. Slavin: Items 1-7, 9-10  
Mr. Glaser: Item 8

## **HEARING OFFICER AGENDA**

**NOTE: At his or her discretion, the Hearing Officer may call up any case for hearing out of the order listed below.**

### **PART I – PLEDGE OF ALLEGIANCE:**

1. Hearing Officer

### **PART II – CONSENT ITEM FOR APPROVAL:**

#### **Zoning Permits:**

2. PROJECT NO. R2006-00241 - (5)  
CONDITIONAL USE PERMIT NO. 200600019 (Ms. Aranda)  
APPLICANT: Mamdouh Mina  
REQUEST: To authorize the sales of beer and wine for off-site consumption and the continued operation of a car wash in conjunction with a mini-mart and service station in the C-2-BE (Neighborhood Business-Billboard Exclusion) zone, 4332 Live Oak Avenue in the South Arcadia Zoned District.  
Time extension request is from April 11, 2009 to April 11, 2010.

### **PART III - PUBLIC HEARINGS:**

#### **Zoning Permits:**

3. PROJECT NO. R2008-00139 - (2) (Mr. Fierros)  
CONDITIONAL USE PERMIT 200800015  
APPLICANT: Omnipoint Communications Inc.  
REQUEST: To authorize the construction, operation and installation of a wireless telecommunications facility in the M-2 (Heavy Manufacturing) zone, located at the Southeast corner of 88th Street and Juniper Street (APN 6045-022-800) in the Firestone Park Zoned District. This project is categorically exempt under Class 3 Categorical Exemption-New Construction or Conversion of Small Structures of the CEQA reporting requirements.

**PART III - PUBLIC HEARINGS:**

**(Continued)**

**Zoning Permits:**

4. PROJECT NO. R2006-02213 - (4) (Mr. Thurtell)  
CONDITIONAL USE PERMIT 200800142  
APPLICANT: Uni H. Yang  
REQUEST: To authorize the on-site sale and consumption of beer and wine, operating daily until 2 a.m., in conjunction with a restaurant with live entertainment (karaoke) in the C-3-BE (Unlimited Commercial, Billboard Exclusion) zone, 2020 South Hacienda Boulevard in the Hacienda Heights Zoned District. This project is categorically exempt under Class 1 Categorical Exemption-Existing Facilities of the CEQA reporting requirements.
5. PROJECT NO. R2006-02261 - (1) (Mr. Thurtell)  
CONDITIONAL USE PERMIT 200600209  
ENVIRONMENTAL ASSESSMENT CASE NO. 200600165  
APPLICANT: Fadel El Shahawi  
Located at 15955 E. San Bernardino Road  
Irwindale Zoned District
  - a. Conditional Use Permit 200600209  
To authorize the addition of a car wash to an existing gas station with a mini-mart in the C-1 (Neighborhood Business) zone.
  - b. Environmental Assessment Case No. 200600165  
A Negative Declaration will be considered pursuant to the CEQA reporting requirements.
6. PROJECT NO. R2008-02209 - (1) (Ms. Tashjian)  
CONDITIONAL USE PERMIT NO. 200800179  
APPLICANT: T-Mobile  
REQUEST: To authorize the construction, operation, and maintenance of a new unmanned wireless telecommunications facility within an existing Southern California Edison transmission tower in the A-1 (Light Agriculture) zone, located at the northwest corner of Del Mar Avenue and Miralinda Drive intersection on the north side of Mooney Drive, in the South San Gabriel Zoned District. The project is Categorical Exempt from the California Environmental Quality Act pursuant to the Class 3 Categorical Exemption (Small Structures).

**PART III - PUBLIC HEARINGS:**

**(Continued)**

**Zoning Permits:**

7. PROJECT NO. 96-025 - (1) (Mr. Hand)  
CONDITIONAL USE PERMIT NO. 200700035  
APPLICANT: Cingular Wireless  
REQUEST: To authorize the continued operation and maintenance of an unmanned wireless telecommunications facility and equipment cabinet located within the A-1 (Light Agriculture) zone, 4515-4521½ Rosecrans Avenue in the East Compton Zoned District. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the Class 1 Categorical Exemption (Existing Facilities).

**PART IV – DISCUSSION AND POSSIBLE ACTION:**

**Zoning Enforcement:**

**(Continued from 04/07/09)**

8. APPEAL OF FINAL ZONING ENFORCEMENT ORDER (Ms. Lynch)  
ENFORCEMENT CASE NO. RFS # 08-0032299/EF012423  
APPELLANT: Stefen Edwards  
Appeal of the Final Zoning Enforcement Order for items classified as junk and salvage, several inoperable vehicles, the required garage maintained inaccessible for the parking/storage of vehicles and unpermitted outside storage maintained at the subject property located at 16652 East Newburgh Street in the unincorporated area of Azusa. The property is zoned A-1 (Light Agricultural) and is located in an established residential neighborhood.
9. APPEAL OF FINAL ZONING ENFORCEMENT ORDER (Ms. Monroy)  
ENFORCEMENT CASES: **RFS 09-0007403/EF971762;**  
**RFS 09-0007401/EF911419; RFS 09-0007404/EF090845**  
APPELLANT : Maria Quiñonez  
ENFORCEMENT VIOLATIONS: A pallet business is conducted on vacant residential properties. This is not a permitted use in the R-3 zone at 1301 S Bonnie Beach Place, also known as Assessor's Parcel Numbers 5242-017-026, 5242-017-027, 5242-017-029 in the East Side Unit No. 1 Zoned District:
10. APPEAL OF FINAL ZONING ENFORCEMENT ORDER (Mr. Nadela)  
AND NON COMPLIANCE FEE  
ENFORCEMENT CASE NO: 08-0033898/EF003374  
APPELLANT: Frank and Dean's Restaurant Group, Inc. et al  
ENFORCEMENT VIOLATIONS: Operating an adult business in the C-2 (Neighborhood Business) Zone at 3768 East Colorado Boulevard, also known as Assessor's Parcel Number 5755-030-013 in the East Pasadena Zoned District

**PART V - OTHER MATTERS:**

Public comment pursuant to Section 54954.3 of the Government Code.

**PART VI - ADJOURNMENT:**

**ADJOURNMENT TO 9:00 A.M. TUESDAY, JUNE 02, 2009**

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (VOICE) or (213) 617-2292 (TDD), with at least three business days' notice."

**WRITTEN TESTIMONY:** Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

**PUBLIC HEARING CLOSING AND RE-OPENING:** Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

**MEETING MATERIALS:** The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, California 90012, and may be accessible on the Department's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.